

MINUTES

APPROVED

November 8, 2023

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session. Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:09 p.m. the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Present

Wm. Carl Isler, Vice Chair - Absent

Renee Alston, Member - Present

Teia Hill, Member - Present

Anastasia Johnson, Member - Absent

Others Present:

Ellis Watson, Staff Attorney

Barbara Stone, Administrator

Celeste Barlow, Administrative Aide

Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-43-23 Enrique Acero Spanish Language Interpreter Provided/Ruben Sotogomez

Request for variances of 13,219 square feet net lot area, 30 feet lot width at the building line, 20 feet lot width at front street line and waiver of the parking area location requirement to validate existing conditions (net lot area, lot width at the building line frontage width at front street line and parking area location) and obtain a building permit for the proposed driveway extension at 9947 Elm Street, Lanham.

The Board resolved, by majority vote, Mr. Isler and Ms. Johnson absent, that variances of 13,219 square feet net lot area, 30 feet lot width at the building line, 20 feet lot width at front street line and waiver of the parking area location requirement to validate existing conditions (net lot area, lot width at the building line frontage width at front street line and parking area location) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 22.

V-45-23 Angela Patricia Calvo

Request for variances of 250 square feet net lot area, 15 feet lot width, 2 feet lot frontage, 12.5% lot coverage, 7 feet front yard depth, 4.4 feet side lot line setback for an accessory building and 3.8 feet rear lot line setback for an accessory building to validate existing conditions (net lot area, lot width, lot frontage, lot coverage, front yard depth and accessory building setbacks) and obtain a building permit for the unauthorized construction of a 9.42' x 32.5' two story cinder block shed at 727 61st Avenue.

Fairmount Heights. **The Board resolved, by majority vote, Mr. Isler and Ms. Johnson absent, that**

variances of 250 square feet net lot area, 15 feet lot width, 2 feet lot frontage, 12.5% lot coverage, 7 feet front yard depth, 4.4 feet side lot line setback for an accessory building and 3.8 feet rear lot line setback for an accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.

V-50-23 Merhawi Kibrom and Samrawit Bokrestion

Request for variances of 1,500 square feet net lot area, 15 feet lot width at the building line, 2 feet lot width at front street line, 17.19% net lot coverage, 2 feet left side yard width, 8 feet right side yard width, a waiver of the parking area location requirement, and a security exemption for a fence over 4 feet in height in the front yard (abutting Virginia Avenue) in order to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line, side yard, parking area location and security exemption for a fence over 4 feet) and obtain a building permit for the proposed one-story addition (22.7' x 27.5') and covered stoop (4' x 6') at 2005 Virginia Avenue, Hyattsville. **The record was held open in order for the Petitioner to submit revised site plan to show the expanded parking area as a patio with a structure to prohibit parking in that area. Inspector Swann to report the actual height of the front fence.**

V-57-23 Marvie Foster

Request for variances of 22 feet lot width at the building line, 10 feet lot width at front street line and waiver of the parking area requirement to validate existing conditions (lot width at the building line and frontage width at front street line and parking area) and obtain a building permit for the proposed driveway in front of the house (20' x 10') at 2411 Sheridan Street, Hyattsville. **The Board resolved, by majority vote, Mr. Isler and Ms. Johnson absent, that variances of 22 feet lot width at the building line, 10 feet lot width at front street line and waiver of the parking area requirement to validate existing conditions (lot width at the building line and frontage width at front street line and parking area) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-62-23 Debra Dickerson

Request for variances of 14 feet lot width at the building line, and 18% net lot coverage to validate existing conditions (lot width at the building line and net lot coverage) and obtain a building permit for the proposed sunroom on top of existing deck (11.6' x 19.6') at 2701 Keating Street, Temple Hills. **This case was rescheduled to December 2023 prior to the hearing.**

V-63-23 Veronica Rackins-Irby & Uerial Irby

Request for variances of 10 feet lot frontage at front street line, 1% lot coverage and 4 feet rear yard depth to validate existing conditions (lot frontage, rear yard depth) and obtain a building permit for the unauthorized construction of an 8' x 16' driveway extension at 6828 Ashleys Crossing Court, Temple Hills. **The record was held open in order for the Homeowners Association to provide comments.**

ADMINISTRATIVE APPEALS

AA-1769 Plummer Thomas and Kathleen J. Simmo

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Administrative Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, Inspections Division, to issue Violation Notice CSD No. 23-00014007, dated May 30, 2023, citing Petitioner with violating County Code 1) Section 13-264, Section 13-265, Section 13-267 which prescribe that accumulation of litter and rubbish, high grass and weeds (Height greater than 12 inches), and/or inoperable dismantled and unlicensed motor vehicles. 2) International Property Maintenance Code (2018), Section 108.1.1, Housing Code Section 13-113(c), Section 13-114, Section 13-113(d) which prescribe structures on premises is open, vacant, and not secured are declared a hazard to the public. Consequently, the owner of this dwelling on RSF-65 (Residential, Single-Family-65)

Zoned, property known as Lot 1, Block P, Subdivision Eastpines, located at 6401 Oliver Street, Riverdale, MD 20737 must correct all the items applicable to prevent issues in detriment to the community. A request was also made for an extension of the grace period should the Board determine that a violation exists. **A motion to dismiss was submitted by the Office of Law. The Board resolved by majority vote, Mr. Isler and Ms. Johnson absent, that the motion to Dismiss be GRANTED.**

MINUTES FOR APPROVAL FROM OCTOBER 25, 2023. **The Board resolved, by majority vote, Mr. Isler and Ms. Johnson absent, that the minutes be APPROVED.** THE MEETING
ADJOURNED AT 8:23 P.M.

Prepared and submitted by:

Barbara Stone
Administrator